

CHAPTER VIII

LAND REGISTRATION

SOME reference to land registration has already appeared in the opening pages of this book. The solicitor's clerk working in London or in Hastings or Eastbourne will necessarily have to acquaint himself with the Land Registry system, as these places are "compulsory areas," and the solicitor's clerk in other districts would do well to acquaint himself with the system, as he is almost bound to be concerned, sooner or later, with the transfer of "voluntarily" registered land, and may be faced with the compulsory extension of the system in the course of the next few years.

The object of land registration is to simplify the sale, purchase and mortgage of land. This is accomplished by the keeping (at the Land Registry in Lincoln's Inn Fields, London) of an official register of landed property and of the owners of such property. The scheme is based upon a special map or plan on which the various parcels of land are indicated with a title number. When land is first registered it is given a title number and a register is prepared showing (a) the description of the property, (b) the name of the proprietor, and (c) any charges or incumbrances thereon.

A certificate known as a Land Certificate (containing a copy of the register) is issued to the regis-

tered proprietor and takes the place of
the title-
deeds. Instead of an investigation of the
title, the
purchaser's solicitor can search the
register, and
in place of the formal conveyance or
assignment